

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

5.4 An objection was received to the original application - APP/17/00539, however this was in relation to the proposed impact on privacy to the property to the south. Alterations were made to the scheme to satisfy the concerns and it is not considered that any alterations proposed as part of this Non Material Amendment application would further compromise the privacy of neighbours.

(ii) Appropriateness of design and impact on the character of the area

5.5 The proposed alteration includes the reduction in size of the first floor extension, reduction in amount of windows to the northern first floor elevation, removal of one window to the southern first floor elevation and alteration to window to eastern first floor elevation. It is considered the amendment would not significantly change the overall design and is not considered to be additionally harmful to the character of the area.

(iii) Effect on neighbouring properties

5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alterations to reduce the size of the first floor extension, and made amendments to the first floor windows are not considered to result in a material

change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00306 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed floor plans and elevations Drawing No. MJN/AMT/2019/01
Approved existing and proposed plan regarding application APP/17/00539 as amended by the above plan

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window on the first floor on the eastern elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.